TOWN OF HINGHAM

OFFICE OF THE SELECTMEN

Karen A. Johnson, Chair
Mary M. Power
Joseph M. Fisher

Tom Mayo, Town Administrator
Michelle Monsegur,
Assistant Town Administrator

RECEIVED
DEC 04 2019
PLANNING BOARD
HIN.

MEMORANDUM

To: Planning Board

From: Tom Mayo, Town Administrator TM

Date: December 4, 2019

Re: Proposed Articles for Town Meeting 2020

Attached please find four proposed amendments to the Zoning By-law for consideration at the Annual Town Meeting to be held on April 27, 2020. These amendments consist of one article from the Zoning Board of Appeals and three articles from the Planning Board.

The Board of Selectmen hereby submits these articles to the Planning Board for review in accordance with Chapter 40A, Section 5 of the Massachusetts General Laws.

Cc: Mary Savage Dunham, Community Planning
Emily Wentworth, Land Use & Development

210 Central Street, Hingham, MA 02043-2757 ▪ Telephone (781) 741-1400 ▪ Fax (781) 741-1454

ABANDONMENT OR DISCONTINUANCE
OF NONCONFORMING SINGLE-FAMILY AND TWO-FAMILY DWELLINGS

ZBA ARTICLE. Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1: Amend Section III-I,1.D.(i) by replacing the reference to "Single-Family or Two-Family residential use" where it appears in parentheses with "Single-Family Dwelling or Two-Family Dwelling";

Item 2: Replace Section III-I,1.D.(iii)a. in its entirety as follows: "This subsection (iii) shall not apply to and shall not prohibit the conforming use of a building or structure that would be a lawful nonconforming building or structure if it had not been deemed discontinued or abandoned hereunder as a Single-Family Dwelling or a Two-Family Dwelling, provided, however, that any alteration, reconstruction, addition, extension, or structural change to the building or structure shall (i) maintain or improve the dimensional conditions that were once nonconforming until abandoned or discontinued and (ii) any addition or extension to the building or structure conforms to the applicable height and yard dimensions under Section IV-A." and

Item 3: Insert after Section III-I,1.D.(iii)b. the following: "Nonconforming conditions reestablished pursuant to the above exceptions shall no longer be considered nonconforming once a building permit or special permit has issued."

or act on anything related thereto?

Submitted by the Board of Appeals for consideration at ATM 2020

2020 Zoning Article
Proposed by the Planning Board

Amend the Zoning By-Law re: Lot Coverage

PROPOSED ARTICLE: Will the Town amend the Zoning by-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended as follows:

Item 1: By amending Section IV-A Schedule of Dimensional Requirements: Residential District A to insert "25%" in maximum percentage which may be covered by all buildings;

Item 2: By amending Section IV-A Schedule of Dimensional Requirements: Residential District B to insert "20%" in maximum percentage which may be covered by all buildings;

Item 3: By amending Section IV-A Schedule of Dimensional Requirements: Residential District C to insert "20%" in maximum percentage which may be covered by all buildings;

Item 4: By amending Section IV-A Schedule of Dimensional Requirements: Residential District E to insert "20%" in maximum percentage which may be covered by all buildings;

Item 5: By amending Section IV-B.2 to insert "The maximum hardscape lot coverage percentage shall be 10% in Residence Districts A, B, C, D and E." at the end of the existing text;

or act on anything related thereto?

2020 Zoning Article
Proposed by the Planning Board

Amend Zoning By-Law re: Site Plan Review

PROPOSED ARTICLE: Will the Town amend the Zoning By-law of the Town of Hingham, adopted March 10, 1941, as heretofore amended as follows:

Item 1: By amending Section I-I.a by deleting "I-I.6" and inserting "I-I.4" from the first sentence;

Item 2: By amending Section I-I.b by deleting the first word "in" and inserting "In";

Item 3: By amending Section I-I.8.a to insert "For all projects requiring erosion control installation or any clearing" at the start of the first sentence;

Item 4: By amending Section IV-B.6.b. to delete the existing text and insert "all projects that 1) create a land disturbance or an alteration of drainage patterns over an area greater than 5,000 square feet; or 2) create a land disturbance of more than 1,000 square feet in areas with slopes greater than 10%";

or act on anything related thereto?

2020 Zoning Article
Proposed by the Planning Board

Amend Zoning By-Law re: Downtown Overlay District

PROPOSED ARTICLE: Will the Town amend the Zoning By-law of the Town of Hingham, adopted March 10, 1941, as heretofore amended as follows:

Item 1: By amending Section III-G.4.c.iii by deleting the word "become" and inserting the word "becoming";

Item 2: By amending Section III-G.6.b.ii to delete "street level story" and insert "ground floor";

Item 3: By amending Section III-G.6.c.i to delete the existing text in its entirety and insert "A commercial use shall be located at the ground floor facing the street(s) on which the parcel has frontage or facing the Station Street parking lot. The commercial use must include not less than 80% of the linear width of the structure facing the street and must comprise not less than 80% of the footprint of the structure.";

Item 4: By amending Section III-G.6.c.ii to insert the following language at the start of the section "Dwelling units shall be located above ground floor. No dwelling units shall be permitted below the ground floor. In the event of a building with multiple ground floors the residential use shall be above the higher of the two ground floors";

Item 5: By amending Section III-G.7.a.vi. to delete "ground level" and insert "ground floor";

or act on anything related thereto?

TOWN OF HINGHAM
PLANNING BOARD

MEMO

SELECTMEN'S OFFICE
NOV 20 2019
RECEIVED

To: Board of Selectmen

From: Planning Board

Date: November 20, 2019

Re: Proposed Articles for TM 2020

The Planning Board hereby submits the following articles to the Selectmen in accordance with Chapter 40A, Section 5 of the Massachusetts General Laws for inclusion on the 2020 Warrant and consideration at Town Meeting. A brief description of each article follows, and the full text is attached.

1. **Lot Coverage**
   The intent of this article is to add lot coverage restrictions for residential zones as specified.

2. **Site Plan Review**
   The intent of this modification is to reduce the threshold of site disturbance that results in the requirement for site plan review to enable staff to assess project before the work begins and allow the planning board to require stormwater management and erosion control provisions.

3. **Downtown Overlay District**
   The intent of this article is to specify the extent of the ground floor commercial use required, and specify where the residential use is within a mixed use building.

Cc: ZBA, J. Coughlin, S. Murphy, T. Mayo, M. Clancy, E. Wentworth

210 Central Street, Hingham, MA 02043-2759 • Telephone (781) 741-1419 • Fax (781) 740-0239
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2020 Zoning Article
Proposed by the Planning Board

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